

ED DANIEL RIVERA CASTILLO

(787) 362-0590 / eddanielrivera@gmail.com / tasadorrivera@gmail.com

ACHIEVEMENTS

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| • Member of the Puerto Rico Institute of Appraisers – MIE #463 | 2017 |
| • Second Year Director of Appraisal Institute Puerto Rico and Caribbean Chapter | 2017 |
| • Real Estate Property Manager Certification | 2016 |
| • First Year Director of Appraisal Institute Puerto Rico and Caribbean Chapter | 2016 |
| • Puerto Rico State Licensed Real Estate Appraiser 1350 EPA | 2014 |
| • First winner of Brendaliz Robles Appraisal Scholarship | 2012 |

ASOCIATIONS

- Practicing Affiliate of the Appraisal Institute
- Member of the Puerto Rico Institute of Appraisers – MIE #463
- Member of the Real Estate Lessor Association

PROFESSIONAL EXPERIENCE

Independent Fee Appraiser 2014 – Present

Review and Appraise:

- Residential, Commercial, Industrial, Lands, Special Properties, within others.

José M. Quijano & Assoc., San Juan, PR 2010 - 2013

Assistant Appraiser

EXPERT WITNESS

- Federal Court
- San Juan Court

EDUCATION

Appraisal Education

- University of Puerto Rico, Rio Piedras Campus
- Puerto Rico Institute of Appraisers
- Appraisal Institute

University of Puerto Rico, Humacao

Business Administration Faculty

BBA Management

COURSES & SEMINARS

• Appraiser as Expert Witness in Judicial Process, IEPR	2017
• Review Theory – General, AI	2017
• Residential Sales Comparison and Income Approach, AI	2017
• How to Appraise Investment Properties, IEPR	2017
• Residential Report Writing and Case Studies, AI	2016
• Discrimination and Rental Housing Administration, AABI	2016
• Evictions, AABI	2016
• Leasing Contracts and Subsidized Rentals, AABI	2016
• Staging and Short Term Rentals, AABI	2016
• Tenant Qualification and Leases Insurances, AABI	2016
• Leasing Laws, AABI	2016
• Residential Site Valuation and Cost Approach, AI	2016
• Residential Market Analysis and Highest & Best Use, AI	2016
• USPAP 7 hours Update (2016 – 2017), AI	2016
• Business Practices and Ethics, AI	2015
• Subdivision Valuation, AI	2015
• Case Studies in Appraising Green Residential Buildings, AI	2015
• Case Studies in Appraising Green Commercial Buildings, AI	2015
• Residential & Commercial Valuation of Solar, AI	2015
• Qualitative Analysis in the Sales Comparison Approach, AI	2015
• Accurate Sketching Made Easy, ALM	2015
• Introduction to Green Buildings: Principles and Concepts, AI	2015
• Laws and Regulations (7 hours), IEPR	2014
• Fundamentals of Going Concerns, AI	2014
• General Income Approach 1 & 2, IAAO	2014
• National USPAP, 15hrs. (2014-2015), AI	2014
• General Income Approach 1 & 2, AI	2013 – 2014
• Eminent Domain, IEPR	2013
• General Sales Comparison Approach, IEPR	2013
• Property Rights, IEPR	2013
• General Report Writing and Case Studies, IEPR	2013
• General Site Valuation and Cost Approach, IEPR	2013
• Laws and Regulations, IEPR	2013
• National USPAP, 15hrs. (2012-2013), IEPR	2013
• General Market Analysis and Highest and Best Use, IEPR	2012
• Statistics, Modeling & Finance, IEPR	2012
• General Site Valuation and Cost Approach, IEPR	2012
• Basic Appraisal Procedures, IEPR	2011
• Basic Appraisal Principles, IEPR	2010

Legend:

- AABI = "Asociación de Arrendadores de Bienes Inmuebles"
- IEPR = "Instituto de Evaluadores de Puerto Rico"
- AI = Appraisal Institute
- IAAO = International Association of Assessing Officers
- ALM = A La Mode

REFERENCES AVAILABLE UPON REQUEST